

Thrislington Close, West Cornforth, DL17

9LE

2 Bed - Bungalow - Semi Detached

£89,950

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It is with pleasure that we offer to the market this deceptively spacious, two bedroom semi detached bungalow situated within the popular location of Thrislington Close, West Cornforth. This tastefully decorated home has been exceptionally well cared for & is the perfect purchase for a range of buyers including first time purchasers or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. This well proportioned property briefly comprises: welcoming entrance hallway, a lovely lounge (measuring 19ft approximately) with French doors to rear elevation, kitchen/dining area with a range of fitted wall & base units & further access door to rear, two good sized bedrooms & a larger than average sized family bathroom. Externally, the property enjoys an enclosed garden area to the front, whilst to the rear there is a lovely, enclosed, South-East facing garden with paved patio & gravel areas. We strongly recommend thorough internal inspection in order to fully appreciate the style, layout, quality, standard & space of this lovely property for sale.

EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

19'5 x 11'5 (5.92m x 3.48m)

KITCHEN/DINING AREA

11'4 x 10'3 (3.45m x 3.12m)

MASTER BEDROOM

11'4 x 10'3 (3.45m x 3.12m)

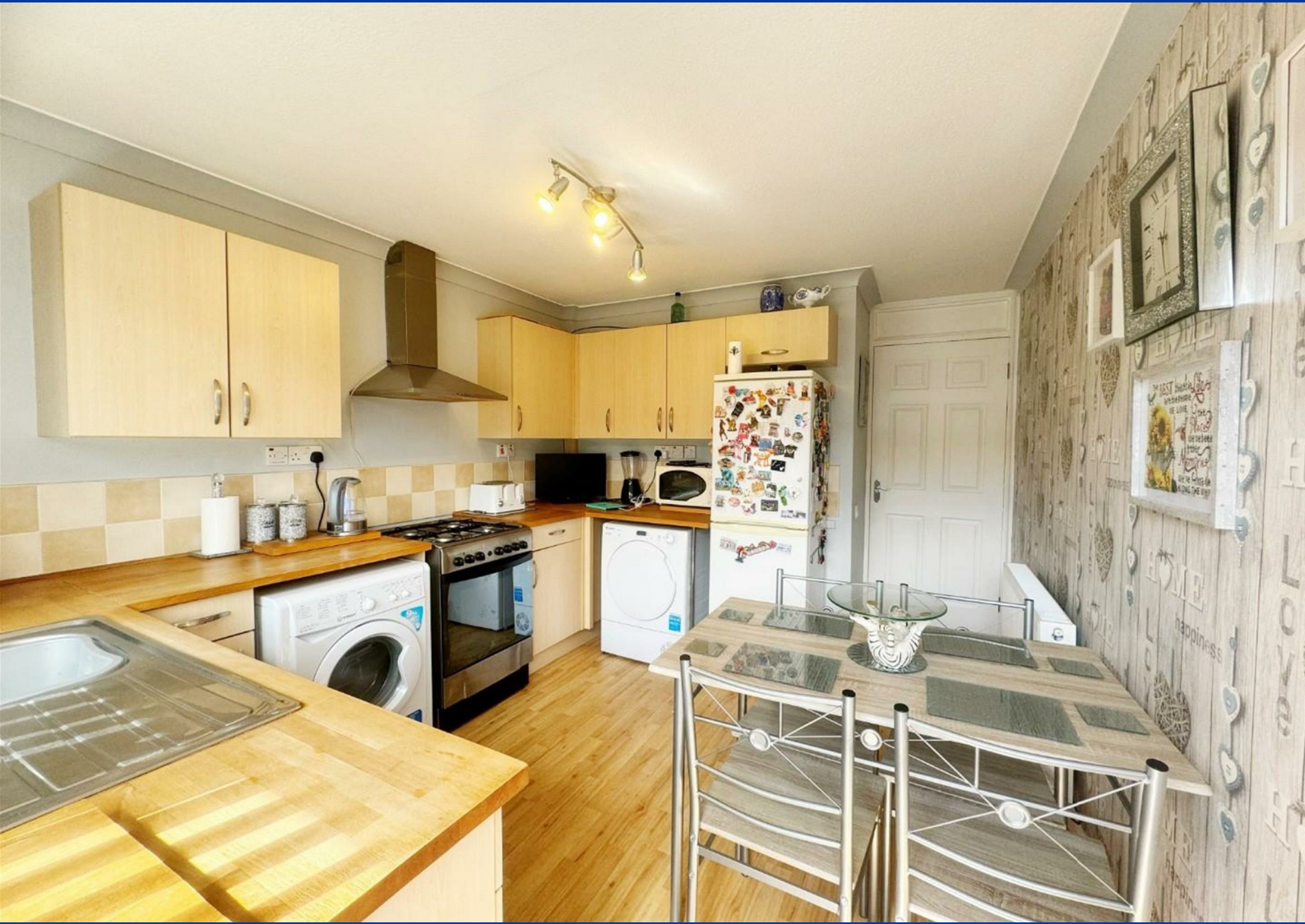
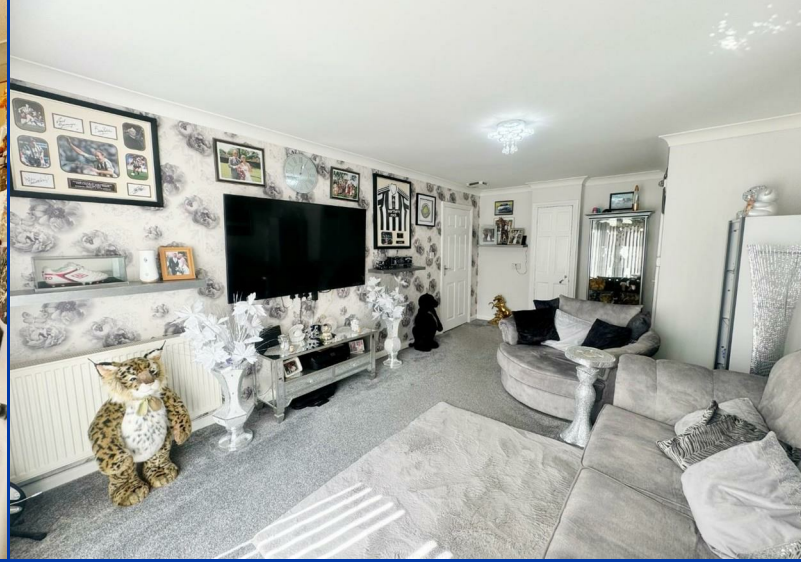
BEDROOM TWO

9'10 x 6'8 (3.00m x 2.03m)

BATHROOM

9'10 x 8'0 (3.00m x 2.44m)

EXTERNALLY



OUR SERVICES

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Property Auctions

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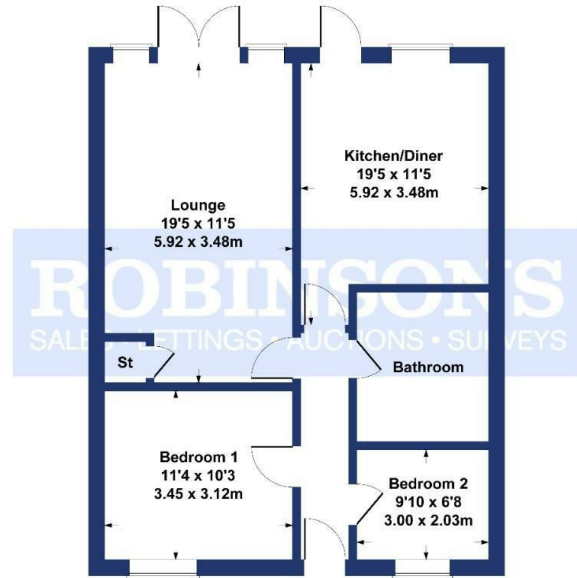
Strategic Marketing Plan

Dedicated Property Manager

Thrislington Close, West Cornforth, DL17 9LE

Approximate Gross Internal Area

704 sq ft - 65 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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SEDGEFIELD

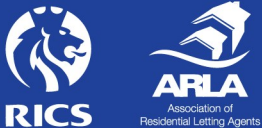
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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